

यूनियन बैंक
ऑफ इंडिया
भारत सरकार का उपक्रम



Union Bank
of India
A Government of India Undertaking

UNION BANK OF INDIA

Union Bank of India, Regional Office, First Floor, Begum Bridge Road, Opp Govt. Inter College, Meerut, Uttar Pradesh-250001

(ONLY EMPANELLED CONTRACTORS OF UNION BANK OF INDIA MEERUT REGION ARE ELIGIBLE TO APPLY)

TENDER DOCUMENT FOR AIR CONDITIONING WORKS OF ZONAL AUDIT OFFICE / ENQUIRY CELL/ ZONAL VIGILANCE CELL, MEERUT

Consultant: -

**M/s Spirectech Spaces and Architects
(OPC) Private Limited**

Unit No. 241, Shiv Shankar Puri,
Sharda Road, Meerut-250002

Email- ar.himanshujain21@gmail.com

Cont. No.: -9045125056

Annexure-1

FORM OF TENDER

To,

Date _____

The Regional Head,
Union Bank of India, Regional Office,
Begum Bridge Road, Opp Govt. Inter College,
Meerut, Uttar Pradesh-250001

Dear Sir,

Having duly examined the tender documents, including the drawings, specifications, designs, schedule of quantities relating to the works specified in the underwritten memorandum and having visited the site of the said works and having acquired all the requisite information relating thereto as affecting this tender. I/We hereby offer to execute the works specified hereunder within the time specified therein at the rates specified in the Schedule of quantities and in accordance, in all respects, with the specifications, designs, drawings, and instructions in writing referred to in the conditions of tender. The articles of Agreement, special conditions, the schedule of quantities and conditions of contract and with such materials as are specified, by and in all other respects in accordance with such conditions in the schedule of quantities and conditions of contract so far as applicable.

A) **Name of work** :

AIR CONDITIONING WORKS OF ZONAL AUDIT OFFICE / ENQUIRY CELL/ ZONAL VIGILANCE CELL, MEERUT

- B) Estimate Cost : **Rs. 20,87,762 + G.S.T.**
- C) Earnest Money : Rs. 41800.00 in form of DD favour of UNION BANK OF INDIA payable at Meerut only. Under MSME category only manufacturers for goods and service providers for services are eligible for exemption for EMD, hence all bidders have to compulsorily Submit EMD.
- D) Percentage If any to be deducted from bills. : **3% (Total of performance security and retention money will be 3 % of the contract value)**
- E) Time Allowed : 45 days from the 7th day from the date of issue of work order
- F) Defect Liability period : Twelve months from the date of virtual completion.
- G) Period of Final Measurement : Within 45 days after the date of virtual completion.
- H) Tender Documents cost : **Rs. 500.00** in form of DD favour of UNION BANK OF INDIA payable at Meerut.

(Signature of the contractor
duly addressed and stamped)

UNION BANK OF INDIA, REGIONAL OFFICE, MEERUT

TENDER NOTICE
(Along with terms & conditions)

**AIR CONDITIONING WORKS OF OF ZONAL AUDIT OFFICE / ENQUIRY CELL/ ZONAL VIGILANCE CELL,
MEERUT**

1. Sealed tenders are invited by Union Bank of India, Regional Office, Meerut at First Floor, Begum Bridge Road, Opp Govt. Inter College, Meerut, Uttar Pradesh-250001 for the commissioning & completion of above work. Tenderers are advised to inspect and examine the Site and its surrounding and satisfy themselves before submitting their tenders as also to the nature of the work, the means of access to the Site, etc., and any information they may require. Contractors in general shall themselves obtain all necessary information as to risk and contingencies and other circumstances which may influence or effect their tender. A tenderer shall be deemed to have full knowledge of the site whether he inspects or not and no claims for anything extra consequent upon any misunderstanding or otherwise shall be payable.
2. Submission of a tender by a tenderer implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which execution of the work is to be carried out.
3. A tenderer should quote in figures as well as in words the rate(s) tendered. The amount of each item should be worked out and the requisite totals given. Special care shall be taken to write rates in figures as well as in the words and the amounts in figures only in such a way that interpolation is not possible. In case of any discrepancy the rate mentioned in the works shall be taken for evaluation purpose. In case of figures, the words, "Rs" should be written before the figures of rupees and the word "Paisa" after the decimal figure, e.g., Rs.2.16p and in case of word "Rupees" should precede and the "paisa" should be written at the end. Unless the rate is in whole rupees followed by the word "only" it should invariably be up to two places of decimal.
4. All rates should be quoted in the tender form, which shall have to be in sealed cover which shall be super scribe with **"Price Bids for Air Conditioning Works of Union Bank of India, Zonal Audit Office / Enquiry Cell/ Zonal Vigilance Cell, Meerut"** and name of tenderer firm to be written on sealed cover. **Tenderer shall also enclose their empanelment letter with Union Bank of India RO Meerut.** All pages of the tender documents are to be signed and stamped by tenderer.
5. In case of item rate tenders, only rates quoted shall be recorded. Any tender containing percentage below/above the rates quoted is liable to be rejected. However, where a tenderer voluntarily offers a rebate, this may be considered.
6. The application/Bids form shall also be available at the Bank's website www.unionbankofindia.bank.in. Tenders shall be received by The Chief Manager, Union Bank of India, Regional Office, Meerut, from 22.05.2026 to 29.05.2026 up to 3.00 PM and shall be opened in the office of the Regional Head, Union Bank of India, Meerut First Floor, Begum Bridge Road, Opp Govt. Inter College, Meerut, Uttar Pradesh-250001 on 29.05.2026 at 4:00 P.M. in the presence of tenderers who wish to be present.
7. Contractors to submit all statutory mandatory documents before commencement of project including labor license etc. from competent Authority as Applicable.
8. Retention Money/Earnest Money Deposit refund without any interest after completion of defect liability period (12 Months).
9. Every Tender shall be accompanied by Earnest Money Deposit of Rs. 41800.00 to be submitted in the form of a DD in favor of Union Bank of India, payable at Meerut.

- 10. If the amount quoted by the L1 bidder is less than 7.5% of the estimated cost, she/he shall submit to Bank an additional performance guarantee of amount equal to the difference in the amount quoted and total estimated cost in the form of DD only.**
11. The Earnest Money Deposit/Retention money will be retained in the case of the successful Tenderer as part of the Security Deposit for the due fulfillment of the Contract and will be refunded without any interest after successful completion of deferred liability period of 12 Months after completion of the project by the successful contractor.
 12. The EMD of the unsuccessful Tenderer will be returned to them as soon as the Employer takes a decision on the Tender or after the expiry of the validity period of the Tenders whichever is later.
 13. A tenderer shall submit the tender who satisfies each and every condition laid down in this notice, failing which, the tender may be rejected.
 14. The acceptance of tender will rest with Union Bank of India which does not bind himself to accept the lowest tender and reserve to itself the authority to reject any or all the tenders received without assignment of any reason. All tenders in whom any of the conditions are not fulfilled or are incomplete in any respect are liable to be rejected.
 15. Bank further reserves to himself the right of accepting the tender whole or in part and tenderers shall be bound to perform the same at their quoted rates. Also the quantities of items can be increased or decreased as per requirement of the Bank. However, the bank shall entertain no claim on this ground.
 16. Since the work to be handed over complete in all respect with 100% workable and functioning condition, so all material shall be F.O.R. site including all taxes like Freights, carriage etc. in respect of this contract shall be payable by the Contractor(s) and the employer will not entertain any claim whatsoever in this respect. Income-tax shall also be deducted as per statutory instructions, from all payments due to the contractor(s).
 17. This notice of tender shall form part of the contract documents.
 18. The validity for acceptance of the tenders by the employer shall be upto 90 days from the date of opening of tenders.
 19. All corrections and over-writings shall have to be initialed by the tenderers. Efforts to be made to avoid overwriting.
 20. The bill of quantities attached to the tender documents is only approximate & is likely to be increased or decreased as per site conditions.
 21. Incomplete and conditional tenders shall be summarily rejected.
 22. Contractor(s) shall be responsible for all defects up to a period of Twelve months from the date of virtual completion of project.
 23. Security deposits shall be released after successful completion of defect liability period of twelve months is over from the date of virtual completion of project.
 24. Bank shall not arrange/supply of any T & P, labour or material required for the construction and completion of the work.
 25. Bank shall not be responsible for any loss or damage to the contractor material, labour or machinery brought by him at site due to any reason or due to any act of God during the course of execution. Contractor shall be liable to make good all the damages, if any till the work is completed and handed over to the Bank Authorities.
 26. Work shall have to be completed within 45 days from the 7th day from the date of issue of order. For unnecessary delay on the part of the contractor, they will be liable for penalty @ Rs. 1000/- per day subject to maximum of 5% of awarded sum. Bank may extend the time limit in deserving cases for which request shall have to be made in writing well in time with valid reasons recommended by the Architect.

27. Running payment shall be released after verification of all running bill and final bill by the Architects and final checking of the work done by the Premises department if required. Running payment may be permitted at discretion of the bank. Request for such payment shall not be considered if the value of work done is less than Rs. 7.50 lakh.
28. All frame work drawings for fixing & other working drawing and details shall be supplied by the Contractor & approved by the Architect before starting the job and any clarification can be had from him in his office.
29. The time allowed for the completion of work is 45 days from 7th day after the date of written order to commence the work or after the date on which the site is handed over to the contractor, which so ever is later.
30. Contractor shall make his own arrangement for water supply, electricity and security to his machinery plants & workmen, in case of availability of water and electricity from work, contractor may be allowed to use the same.
31. All rates shall include the complete cleaning of site within the premises and surrounding areas before his submission of final bill and approval from the Architect.
32. If the contractor after receipt of written notice from the Architect requiring compliance within ten days fails to comply with such further drawings/and or architects/ instructions, the employer may employ any other person to execute any such work whatsoever that may be necessary and all cost incurred in connection with this shall be deducted and recoverable from contractors bills by the employer on the certificate from Architect as a debit.
33. Any dispute / disapproval shall be referred to the Competent Authority of the Bank I.e. General Manager (SSD) whose decision shall be final and binding.

Regional Head

SPECIAL CONDITIONS

1. The term Architect mentioned herein shall mean, M/s Spirectech Spaces and Architects (OPC) Private Limited, Unit No. 241, Shiv Shankar Puri, Sharda Road, Meerut-250002 and their associates as nominated by them
2. A schedule of approximate quantities accompanies this tender. It shall be definitely understood that the Architect do not accept any responsibility for the correctness or competence of this schedule in respect of items and quantities and this schedule is liable for alternation by omissions, deductions, or additions at the discretion of the Architect/Employer without in any way affecting the terms of the contract.
3. Contractor's rate must include the cost of transportation of tools and machines to and from the site, all taxes such as sales tax, Excise duty, toll tax and Octroi, Building/construction taxes, Statuary review, if any, etc. and fixing/placing in position in rooms or any designated place for which the item of work is intended to be operated. It must be clearly understood that claim for any extra GST, Octroi, Freight etc. shall not be entertained in any case whatsoever, once the tenders are opened.
4. Since it's a TIME BOUND PROGRAMME the contractor might have to work in odd hours so the contractor's rate shall include the cost of working in multiple shifts around the clock, if necessary, and general lighting and other arrangements required by him for the same under securities arrangement for execution completion of job.
5. The contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work, whatsoever the cause for such delays may be, including delays in procuring necessary sanction or approval, etc. except that he shall be granted extension of time as stipulated in the general conditions.
6. The contractor shall co-ordinate with Interior Furnishing and other contractors working on the site and renders all assistance in carrying out the work within the scope of this contract so as to facilitate progress in the Project.
7. All works shall be carried out as per the specifications for the work contained in this document and the details shown on the drawing. Where specifications are not available in this document, the specifications shall be followed as per C.P.W.D. or relevant I.S. codes.
8. Validity: The rates quoted shall remain valid for ninety days for acceptance by the Bank.
9. Mobilization & Secured Advance: No secured advance is payable. Bank shall not sanction any mobilization advance grant to the contractor. Tenders containing any condition for payment of mobilization grant are liable to be rejected.
10. Unless otherwise mentioned all materials shall be I.S.I. marked. In case no particular make is mentioned or the product is not registered with I.S., the contractor shall get the sample(s) approved from the Architect/Employer for those items before using at the work. Failure to do so, work may be rejected and in that case contractor shall have to remove the defective/unapproved material and redo the work for which no claim shall be entertained.
11. Any deviation with respect to time or specifications, Bank without prejudice has the right to:
A) Cancel / Rescind / Revoke the order to the contractor
B) Impose penalty upto 20% of the total value of job to the contractor
12. All tests of materials and work done shall be carried out as per standard mandatory test by the contractor at his own cost from the Govt. Approved lab.
13. Contractor to ensure that work shall be done in such a way that there shall not be any disruption in functioning of branch.
14. Rates submitted by contractor shall include all types of cost including dismantling of Electrical wires and items etc. pertaining to tender available in branch.
15. Bank will open Bids only after obtaining performance report of tenderer from respective FGMO/RO where they are empaneled. In case the report of any tenderer is found unsatisfactory then their bid will be rejected and will not be opened.
16. **If the amount quoted by the L1 bidder is less than 7.5% of the estimated cost, she/he shall submit to Bank a additional performance guarantee of amount equal to the difference in the amount quoted and total estimated cost in the form of DD only.**

PRICE BID

(Air Conditioning Works of Zonal Audit Office / Enquiry Cell/ Zonal
Vigilance Cell, Meerut)

BILL OF QUANTITY FOR AC WORKS FOR UNION BANK OF INDIA, ZONAL AUDIT OFFICE / ENQUIRY CELL/ ZONAL VIGILANCE CELL, MEERUT, UTTAR PRADESH

Sr. No	Particulars	Product Model No.
1	3.20 TR Ceiling Suspended Cassette Unit 5 Star Inverter Model or equivalent	
2	2.00 TR Ceiling Suspended Cassette Unit 5 Star Inverter Model or equivalent	
3	1.60 TR Ceiling Suspended Cassette Unit 5 Star Inverter Model or equivalent	
4	1.50 TR Wall mounted Split Unit 5 Star Inverter Model	
5	1.00 TR Wall mounted Split Unit 5 Star Inverter Model	

Note: For any make, if OEM doesn't has specific star rating for the product but that product has equivalent energy saving as compared to the star rating, then vendor shall mentioned the same against the model number.

AIR-CONDITIONING WORKS:

Air-conditioning System (5 Star - Wall mounted Split Unit/ Ceiling Suspended Cassette unit) Equipment Make - Blue Star/ Daikin/ Hitachi / Mitsubishi / Samsung or its equivalent
 Model - Cassette with copper condenser Copper Pipe- RAJCO/ MANDEV/ TOTALINE
 All the work of Drain pipe/copper pipe/cable shall be properly supported by clamps from the slab.

AIR-CONDITIONING WORKS:

Sr. No	SPLIT TYPE AIR CONDITIONERS				
A.	PART -A				
	HIGH SIDE WORK (EQUIPMENT)				
	Description	Unit	Qty	Rate	Amount
1	Supplying, erection, testing and commissioning following wall mounted Split/ Roof mounted cassette units of (Blue Star/ Daikin/ Hitachi / Mitsubishi / Samsung) with corded remote complete with all necessary fittings duly insulated with 13 mm and 19 mm thick nitrile rubber pipe insulation with (evaporator coil - copper only), fan and fan motor, machine control panel improved Refrigerant Joints, .Air conditioners shall be fitted with hermetically sealed type suction cooled reciprocating or discharge cooled rotary compressor or scroll compressor. Compressor unit operating on R-410. Supply of Indoor units equipped with pre-filter, fan section with low noise fan, multispeed motor, coil section with DX coil, outer cabinet drain pan with cordless remote, cabling, earthing, necessary supports etc. of various capacities as per specification and drawing. All complete as				
	i) Indoor Unit				
	a 3.20 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	1		
	b 2.00 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	5		
	c 1.60 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	1		
	d 1.60 TR wall mounted split unit (Minimum 5 Star rating inverter type) including all necessary fittings as specified by the manufacturer.	Nos.	1		
	e 1.28 TR wall mounted split unit (Minimum 5 Star rating inverter type) including all necessary fittings as specified by the manufacturer.	Nos.	3		
2	SUB HEAD-I: VARIABLE REFRIGERANT VOLUME / VARIABLE REFRIGERANT FLOW AC SYSTEM				
	Supply of VRF air-conditioning system comprising of following items:				
	Supply of Variable Refrigerant Flow modular type air-conditioning system with steeples modulation complete with indoor and outdoor units, individual remote controller interconnected refrigerant piping, full charge of refrigerant gas and oil, control cabling etc. as per detail given in specifications and having following items: (The prices to be given in Indian rupees on Full Import duty basis as delivered at site.) Refrigerant to be used shall be - R 410 A only. Outdoor units shall have both Heating and cooling mode, consisting of one/multiple modules with digital vapour injection/inverter technology. The system shall comprise of Outdoor Units with Air-cooled condenser suitable for operation at ambient temp. of 43 C, high pressure Rotary Compressors, assembled and wired in a single package complete.				
	Warranty-12 Months from the date of commissioning				
	ii) Out Door Unit				
	a 20 HP	Nos.	1		
3	Accessories				
	a Supply of Corded Remotes	Nos.	6		
	b Supply of Cordless Remotes	Nos.	4		
	c Supply, of imported refrigerant Y- joints/ header IDU .	Nos.	9		
	d Panel 4 way	Nos.	6		
	PART A				
B.	PART -B				
	LOW SIDE WORK				

1	INSTALLATION OF VRF AIR CONDITIONING SYSTEM				
	Installation, testing and commissioning of Variable Refrigerant Flow modular type air-conditioning system with steeples modulation complete with indoor and outdoor units, individual remote controller interconnected refrigerant piping, full charge of refrigerant gas and oil, control cabling etc. as per detail given in specifications and having following items: (The prices to be given in Indian rupees on Full Import duty basis as delivered at site.) Refrigerant to be used shall be - R 410 A only. Outdoor units shall have both Heating and cooling mode, consisting of one/multiple modules with digital vapour injection/inverter technology. The system shall comprise of Outdoor Units with Air-cooled condenser suitable for operation at ambient temp. of 43 C, high pressure Rotary Compressors, assembled and wired in a single package complete. To flush the system with food grade nitrogen gas to remove carbon contents, dirt				
a	20 HP Heat Pump Type Top Discharge ODU	Nos.	1		
b	Lifting & shifting charges for outdoor unit	Nos.	1		
c	Nitrogen Leak Testing	HP	20		
d	Joint	Nos.	10		
e	Installation, Testing and Commissioning of Indoor units (VRV Type IDU)				
i)	3.20 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	1		
ii)	2.00 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	5		
iii)	1.60 TR Cassette type unit with 4 way/ round air flow including all necessary fittings as specified by the manufacturer. (5 star or Equivalent energy saving latest model Inverter Type)	Nos.	1		
iv)	1.60 TR wall mounted split unit (Minimum 5 Star rating inverter type) including all necessary fittings as specified by the manufacturer.	Nos.	1		
v)	1.28 TR wall mounted split unit (Minimum 5 Star rating inverter type) including all necessary fittings as specified by the manufacturer.	Nos.	3		
2	Additional Refrigerant gas for top up of system				
i)	Topping Refrigerant R410A gas as per site requirements. (R410A Make : Dupont , Honeywell)	KG	20		
3	EXTRA REFRIGERANT PIPING				
	Supplying and laying of Extra copper refrigerant piping with nitrile rubber pipe insulation, both of size as specified by the manufacturer suitable for 1.60 TR/ 1.28 TR/ 1.02 Split type AC and 2.0 TR Cassette AC (From Indoor to outdoor Units) Beyond 3 M. Approved Meke- RAJCO/ MANDEV/ TOTALINE/ MEXFLOW and insulation make- Superlon, K-flex, A-Flex or equivalent (Insulation) (19mm/13mm thick)				
a	34.95 mm dia with 19mm thick nitrile rubber insulation	R.Mtr.	10		
b	28.6 mm dia with 19mm thick nitrile rubber insulation	R.Mtr.	25		
c	22.2 mm Dia with 19mm thick nitrile rubber insulation	R.Mtr.	12		
d	19.1 mm Dia with 19mm thick nitrile rubber insulation	R.Mtr.	35		
e	15.9 mm Dia with 13mm thick nitrile rubber insulation	R.Mtr.	65		
f	12.7 mm Dia with 13mm thick nitrile rubber insulation	R.Mtr.	55		
g	9.5 mm Dia with 13mm thick nitrile rubber insulation	R.Mtr.	63		
h	6.4 mm Dia with 13mm thick nitrile rubber insulation	R.Mtr.	30		
4	DRAIN PIPING				
	Providing and fixing drain piping up to drain as directed by the engineer in charge with all accessories e.g. elbows, unions, sockets, reducers, reducing tees, nipples etc. Complete job including cutting chiseling in walls, fixing with GI clamps, floor and making good of all chases/ cuts etc. and discharging the drain into a floor trap/ gully as per site conditions with insulation, both as specified by the manufacturer and duly insulated with 6 mm thick closed cell nitrile rubber insulation. Approved make- Astal/ Ashirwad/ Prince/ Supreme/Kissan and insulation make - Superlon, K-flex, A-Flex or equivalent (Insulation) (19mm/13mm thick)				
a	25 mm dia PVC drain pipe	Rmt.	120		
b	32 mm dia PVC drain pipe	Rmt.	53		
c	Trenching (Drain pipe Only)	Rmt.	173		
5	G.I. Perforated Cable Trays				
	Supply, Installation, Testing and Commissioning of G.I. perforated cable trays without covers for exposed refrigerant pipes and cables horizontally and vertically along with threaded rod, nut, bolt, saddle, tie etc. (Quantities Quoted here are only for estimation purpose on tentative basis and However they are to be Charged as per actual measurement at site on Rmt basis as applicable)				
i	300 mm	Rmt.	8		
6	AIR-CONDITIONERS ODU STAND (MS)				
a	Supply and fixing of MS Stand for Outdoor Units. MS stand to be painted with red oxide & enamel paint.	Nos.	1		

7	ELECTRICAL CABLES				
	Supply, Installation, Testing and Commissioning of 2 core x 1.5 sq.mm copper conductorsheathed communication cable as per requirement at site complete with supports, threaded rods, channel, tie, fastners etc. for control between indoor and outdoor unit & for communication between Indoor Unit & Remote Controllers in suitable PVC Conduit (Quantities Quoted here are only for estimation purpose on tentative basis and However they are to be Charged as per actual measurement at site on Rmt basis as applicable)				
	2 core x 1.5 sq.mm FRLS Electric Wire (With Conduit) make-POLYCAB/HAVELLS/Finolex/ KEI/ R.R. Kabel or equivalent	Rmt.	234		
	2 core x 1.0 sq.mm FRLS Electric Wire (With Conduit) make-POLYCAB/HAVELLS/Finolex/ KEI/ R.R. Kabel or equivalent	Rmt.	50		
	4 core x 10.0 sq.mm FRLS Electric Wire (With Conduit) make-POLYCAB/HAVELLS/Finolex/ KEI/ R.R. Kabel or equivalent	Rmt.	50		
	PART B				
	GRAND TOTAL (PART A + PART B) EXCLUDING GST				

Note: The rates quoted includes all other taxes, duties, loading, unloading, transportation, other expenses etc. to site only GST will be paid Extra